

WARREN DESIGN

579 E. Campbell Avenue Campbell, CA 95008 p. 650.469.3760

May 23, 2019

Town of Los Gatos Planning
110 E. Main Street
Los Gatos, CA 95030

Bitmansour Residence
14300 Arnerich Road

PROJECT DESCRIPTION

In 2014 we started the process to construct a large remodel onto our existing house. We completed the design and engineering process and acquired a building permit. After getting construction bids determined that the cost associated with such project was more than they had budgeted and that they were actually better off building a new house. Our original design was a large two-story 7,500sf that we have now reduced to a single story that will better comply with floor area, structure massing, etc.

We have spent the last few years coming up with a new house design that will best fit their needs while making sure that it blends with the existing site features, contours and allows us to keep the existing vineyards that surround the property. The proposed design also allows the least amount of grading, cut and fill as opposed to previous designs we have looked at. The existing driveway will be kept and provided a turnout due to the length of the driveway.

The proposed single-story residence is located so we only had to remove one existing tree and keep the existing pool off the proposed family room. We were also able to keep all existing utilities including the septic and leach field.

The Proposed residence complies with the Towns Hillside Development Standards and Guidelines including floor area, setbacks, heights, etc. as outlined for HR-1 zoning.

Sincerely,

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Daniel Warren, Principal